

CAMERON ALEXANDER HOLDINGS, LLC

March 13, 2017

Via E-mail Submission

Anthony J. Hood, Chairman
D.C. Zoning Commission
441 4th Street, NW, Suite 200-S
Washington, DC 20001
c/o Sharon Schellin
zcsubmissions@dc.gov

Re: Comments Regarding Z.C. Case No 14-11B; 1809 A Street SE, Square 1111, Lot 87.

Dear Chairman Hood and Commissioners:

I am writing to you today as one of the owners of the property located at 1809 A Street SE Washington, D.C.

I have been informed by my attorney, that the district is poised to enact new regulations that will result in a hardship for my family. We have worked diligently on drawings for review by the district authorities, to improve the property. Upon completion of the renovations, our son who is in the Air Force and stationed at Joint Force Andrews, will reside at the property.

The regulation we wish to contest is the retention of the porch in its current form. We have kept a portion of the porch for continuity of the streetscape but have decreased the width of the porch by approximately five feet. This will allow light into the basement windows and creates a more gracious entrance to the apartment. It also helps the streetscape by providing a perpendicular, as oppose to a parallel, surface to the street for the electrical meters. I am sure you have noticed how the homes that do not have this design feature have been a detriment to the ambiance of their street.

This opinion is not conjecture but professional, as I have been an architectural designer for 38 years as well as an adjunct design professor at Drexel University. My website is: www.BradberryKheradi.com.

Another hardship is the large sum of money already spent on DC Registered Geothermal Engineers, Mechanical and Electrical Engineers, Structural Engineers, Architects and Lawyers. This new regulation will force us to change our completed drawings, incurring yet more fees.

Our design already complies with the regulations requiring we retain the cornice molding, that we extend the chimneys, and that the addition extend less than ten feet past

Cameron Kheradi Alexander Kheradi
307 South Wayne Avenue Wayne

Farokh Kheradi
Pennsylvania

Sandy Kheradi

ZONING COMMISSION
District of Columbia
CASE NO.14-11B
EXHIBIT NO.13

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the adjoining properties. We have also matched the neighboring mansard rooflines of new third stories and kept the porch to grade relationship.

We respectfully request that the Commission reconsider the provision on porch roofs and other minor details, and/or provide a reasonable grace period for those of us who would be harmed by the sudden implementation of these new requirements.

I would also recommend that this rule be reviewed for unintended consequences. We all can agree that future development should enhance our neighborhoods.

With Regards,

Sandy Kheradi

Sandy Kheradi
Cameron Alexander Holdings, LLC

Cameron Kheradi Alexander Kheradi
307 South Wayne Avenue Wayne

Farokh Kheradi
Pennsylvania

Sandy Kheradi
19087